

20 River St, Maclean, NSW 2463

Sold - 21/11/2024

Commercial Shop



SOLD AT AUCTION BY DANIEL KELLY

Situated prominently on the bustling main street of Maclean, 20 River Street offers a rare and valuable commercial opportunity within this tightly held CBD location.

This property, set on approximately 341m2 of land with an E1 Local Centre zoning, stands out with its substantial street frontage, having direct frontage to three streets that promises optimum visibility and widespread exposure for any business. Formally known as the local Commonwealth Bank Branch, this building offers an abundance of space across two levels that will provide immense potential for successful future commerce.

Beyond the sheer size and exposure, the property is also equipped with practical back-of-house facilities including office spaces, a kitchenette, multiple storage and filing rooms, multiple bathrooms, and a safe, all on offer for immediate use.

Accessibility is another highlight, with front and rear access as well as disabled access from the primary street front.

Offered for sale with vacant possession, you have the ability to immediately set your plans in motion to maximise the potential of this prime commercial holding into the future.

Maclean's reputation for its links to Yamba is likened to that of Bangalow to Byron Bay. A brief visit to the township's CBD will impress, with a range of thriving retail shops and cafes. Those fortunate enough to secure an investment here are well positioned for the future.

Some of the notable features of this commercial freehold are as follows:

- 341.9m2 commercial site within the Maclean CBD
- Frontage to three streets including Maclean's bustling "main street"
- Approximately 431m2 of floor space across two levels
- Existing facilities include office space, bathrooms, kitchenette, storage & filing rooms, & 2 safes
- Access from front & rear of building, including disabled access at main entry
- Public parking available on street
- Vacant possession providing flexibility for future plans
- Approximately 15 minutes from the coastal town of Yamba

Listed By

Daniel Kelly
Phone: (02) 6645 8000
Mobile: 0408 669 646

Open for Inspection

By Appointment.

